

WALPOLE PLANNING BOARD MINUTES OF JANUARY 22, 2015

A regular meeting of the Walpole Planning Board was held on Thursday, January 22, 2015 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: John Conroy, Chairman; Richard Mazzocca, Vice Chairman; John Murtagh, Clerk; Edward Forsberg, Richard Nottebart, Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:04 p.m.

Marini, 1429 Main Street complaint: Mr. Conroy stated we have an opinion from town counsel that said at this point all complaints have to go through the Building Inspector. Paul Brodmerkle, Site Design, stated he was surprised at what Mr. Marini did to the site. Mr. Conroy stated the plan he has doesn't reflect what is there now. It was agreed to write a letter to the Building Inspector that states we met with the neighbors and we showed them town counsel's email. We now understand that the ball is in your court. The board and the abutters are questioning what your next steps will be.

7:45 p.m. Dedham Auto Continued Hearing, Case No. 14-14: Mr. Conroy read a letter dated January 22, 2015 from Dan Merrikin, Merrikin Engineering requesting the public hearing be continued and also granting the board an extension of time up to and including March 31, 2015. Mr. Merrikin stated a drainage permit has been obtained and that he needs a couple of weeks to do the work. Mr. Forsberg stated they are in violation and he is ready to contact the Building Inspector. He asked how much work is left. He stated if the work is not done by the March 19 meeting, he will pull the plug.

Mr. Conroy stated Mr. Jamali has continued to put his cars in the 50' buffer. Mr. Merrikin stated when he withdrew before, he wanted to go back to the way it was when he leased the property. The Building Inspector went to town counsel who said the last special permit on record is 1986. Mr. Conroy stated he created his own hardship. Mr. Merrikin stated he has been hired to do a job. He will present the revisions to us and then this board can act if they feel they are appropriate. Mr. Conroy stated if we don't have a good plan, including a landscape architect and elevations of the building by March 19, his motion will be to disapprove. There will be no more extensions. This will be done. Everything needs to be submitted on time. Mr. Forsberg asked if we should send him a letter and Mr. Merrikin agreed with that.

WALPOLE PLANNING BOARD MINUTES OF JANUARY 22, 2015 (2)

Mr. Conroy moved to accept an extension up to and including March 31, 2015. Motion seconded by Mr. Mazzocca and voted 5-0-0. Mr. Conroy continued this hearing to March 19, 2015 at 7:30 p.m.

It was agreed to send a letter to Mr. Jamali stating that due to the many previous delays, his plans, including those from the landscape architect and renderings of the building must be 100% complete and submitted to our office by March 5th in order to be discussed at the March 19th meeting. Failure to meet these deadlines will result in a denial of their application.

8:00 p.m. Olmsted Estates Continued Hearing: Mr. Conroy stated the sidewalk will be concrete. Mr. Glossa stated that can be a condition of approval. They have done everything the board asked and the only thing left hanging was the waiver for the drainage basins. The Conservation Commission voted that would be a minor change.

Mr. Conroy read a letter from E911 stating that the name of Road B will be Emerald Way which acceptable. He also read a letter from Wayne Feiden and a letter from the Conservation Commission stating the only waiver left for them to vote is the retention basin. Ms. Walker stated that the engineer said that in his professional opinion this will work. Mr. Conroy stated there are various ways to do this and Ms. Walker agreed. Mr. Glossa stated it is only the bottom 6" of water that has to drain out through the ground.

Mr. Conroy moved to grant the waiver for the retention basin. Motion seconded by Mr. Murtagh and voted 5-0-0

Ms. Walker recommended that a sub-sewer lateral be left for the abutting Cangiano property. She further stated that the detention areas be dry between basins except for storm event, that the sidewalks be to town standards, and that concrete driveway aprons are to be provided.

Joe Moraski, Buckboard Drive stated that the waiver the board just approved for detention basins has nothing to do with the double catch basins required by the Conservation Commission at the mouth of the development on Fisher Street.

WALPOLE PLANNING BOARD MINUTES OF JANUARY 22, 2015 (3)

Mr. Nottebart stated to both Mr. Viano and Atty. O'Brien that respectfully he is not in agreement with the three "dimensional waivers" granted at our last meeting to the applicant. He stated, "I don't feel at this time considering the board vote on the waivers of 3-2 that it would be prudent for me to make a negative vote against this project. I would ask the applicant for the remaining projects to come forward with transparent lot yields and specific information supporting how the count was calculated."

Mr. Conroy moved to close the hearing. Motion seconded by Mr. Nottbart and voted 5-0-0.

The board discussed the standard conditions of approval and the special conditions. The special conditions were 1) all sidewalks and driveway aprons will be built in accordance with the town's standards; 2) sewer laterals will be left for the Cangiano property; 3) detention basin shall be considered dry between storm events.

Mr. Mazzocca stated he would like to add to the decision why we granted the waivers and that waivers are given in consideration of certain trade offs such as concrete sidewalks, sewer laterals, etc.

There were no further board comments or questions from the public.

Mr. Conroy moved to approve with standard and special conditions. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Winter Estates Bond Reduction: Mr. Conroy moved to reduce the bond for Winter Estates by \$265,000 per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Forsberg and voted 5-0-0.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 3/19/15

